

VERMACK ROAD PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST						
City of Dunwoody						
Prepared by Pond & Company						
3/13/2023						
ITEM	QUANTITY	UNIT	COST		TOTAL	
			COST/UNIT			
Demolition and Site Clearing						
Remove existing misc. signage	1	LS	\$2,000.00		\$2,000.00	
Tree Protection Fencing/Signage	1	LS	\$10,000.00		\$10,000.00	
Tree Removal	1	LS	\$20,000.00		\$20,000.00	
Clearing/Grubbing + Site Prep	2	AC	\$14,400.00		\$28,800.00	
Driveway Demolition	6800	SF	\$1.00		\$6,800.00	
Grading Complete	1	LS	\$150,000.00		\$150,000.00	
SUBTOTAL					\$217,600.00	
Erosion Control						
E&S Control	4	AC	\$5,200.00		\$20,488.00	
SUBTOTAL					\$20,488.00	
Utilities						
Electrical conduit	345	LF	\$8.00		\$2,760.00	
Electrical power/service assembly	1	LS	\$6,900.00		\$6,900.00	
Electrical junction box	3	EA	\$610.00		\$1,830.00	
Security Camera Allowance	1	LS	\$25,000.00		\$25,000.00	
4" PVC Sewer Lateral	322	LF	\$12.00		\$3,864.00	
6" PVC Sewer/connection	139	LF	\$20.00		\$2,780.00	
Sewer Cleanouts	3	EA	\$500.00		\$1,500.00	
Sewer manhole	2	EA	\$5,000.00		\$10,000.00	
Septic Tank Demolition	1	LS	\$10,000.00		\$10,000.00	
Water connection/tap/meter/backflow preventer	1	LS	\$2,600.00		\$2,600.00	
1" PVC water	140	LF	\$8.00		\$1,120.00	
Drainage	1	LS	\$45,000.00		\$45,000.00	
SUBTOTAL					\$113,354.00	
Hardscape + Furnishings						
6' Wide Concrete Sidewalks	8992	SF	\$10.00		\$89,920.00	
10' Wide Nature Trail	22450	SF	\$5.00		\$112,250.00	
Crosswalk with Signal	1	LS	\$5,000.00		\$5,000.00	
Asphalt Parking	22331	SF	\$5.00		\$111,655.00	
Gravel 6" Depth Subbase for vehicular pavements	2482	SY	\$60.00		\$148,920.00	
Gravel 4" Depth Subbase for ped pavements	2980	SY	\$45.00		\$134,100.00	
Concrete Gutter 18"	1108	LF	\$20.00		\$22,160.00	
13'x27' Restroom, Prefab, Turnkey	1	EA	\$300,000.00		\$300,000.00	
30'x40' Pavilion	1	EA	\$92,400.00		\$92,400.00	
18' Gazebo	2	EA	\$40,000.00		\$80,000.00	
Parks Rules Signage	1	EA	\$1,600.00		\$1,600.00	
Interpretive Signage	3	EA	\$500.00		\$1,500.00	
Trash/Recycle Receptacles	2	EA	\$1,400.00		\$2,800.00	
Water Fountain w/dog bowl	1	EA	\$6,000.00		\$6,000.00	
Dog Waste Station	1	EA	\$200.00		\$200.00	
Site Lighting	1	LS	\$60,000.00		\$60,000.00	
Bike Rack	1	EA	\$1,200.00		\$1,200.00	
Benches	5	EA	\$2,000.00		\$10,000.00	
Perimeter fence adjacent to vegetated buffer	3925	LF	\$100.00		\$392,500.00	
Public Art	3	LS	\$25,000.00		\$25,000.00	
SUBTOTAL					\$1,597,205.00	
Program Elements						
Pickleball Hardscape Material	2640	SF	\$12.00		\$31,680.00	
Pickleball Hardscape Fence (black vinyl chainlink fence)	208	LF	\$60.00		\$12,480.00	
Pickleball Lights	4	EA	\$15,000.00		\$60,000.00	
145'x245' Multi-Purpose Field	35525	SF	\$2.00		\$71,050.00	
Playground (12,000 sf)	12000	SF	\$50.00		\$600,000.00	
Community garden	1	LS	\$10,000.00		\$10,000.00	
Solar Panels on building roofs	1	LS	\$75,000.00		\$75,000.00	
SUBTOTAL					\$860,210.00	
Landscape						
Sod Grass	69210	SF	\$2.00		\$138,420.00	
Shrub/Perennial Plantings (parking islands, landscape around entry)	9800	SF	\$4.00		\$39,200.00	
Vegetated Buffer (supplemental plantings - 15 Gal Nellie Stevens Holly for cost)	100	EA	\$600.00		\$60,000.00	
Native Meadow	6731	SF	\$1.00		\$6,731.00	
Plant topsoil shrubs	80	CY	\$60.00		\$4,800.00	
Plant topsoil meadow	120	CY	\$60.00		\$7,200.00	
Trees 4 inch caliper	20	EA	\$1,600.00		\$32,000.00	
Trees 2 inch caliper (Understory)	30	EA	\$1,000.00		\$30,000.00	
Landscape mulch	200	SY	\$10.00		\$2,000.00	
SUBTOTAL					\$320,351.00	
CONSTRUCTION COST TOTAL					\$3,129,208.00	
CONTINGENCIES AND SOFT COSTS						
					20% Contingency	\$625,842.00
					General Conditions	\$625,842.00
					Survey	\$12,000.00
					Geotech	\$12,000.00
					Design	\$215,000.00
					Permitting	\$20,000.00
					Bidding + CA	\$25,000.00
CONTINGENCIES AND SOFT COSTS TOTAL					\$1,535,684.00	
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS					\$4,664,892.00	